

## House Four-bedroom (5+kk)

€ 275 890 | CZK 6 900 000

332 m<sup>2</sup>, Mladá Boleslav, Bělá pod Bezdězem, Masarykovo náměstí



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Plot	363 m <sup>2</sup>
Foot print	205 m <sup>2</sup>
Garden	158 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	103403

This completely reconstructed historic wooden house stands on one of the most beautiful Czech squares with a park, a fountain, and a wide promenade. The property enables an advantageous combination of living and business in Bělá pod Bezdězem, a city surrounded by a beautiful landscape and at the same time within convenient driving distance from Prague.

The ground floor consists of one room with a **window**, accessible from the street, and another adjoining room. On the first floor is a living room, a kitchen, a bedroom, and a bathroom. The attic consists of 1 room and a **free space open with access to the roof**. In the courtyard is an extension, which has a workshop and a warehouse on the ground floor, and a **separate studio apartment with a balcony** on the upper floor.

The history of the wooden town house with a half-timbered floor dates back to the 15th century. The house was renovated in 2019–2023, including electricity and water distribution (the roof was replaced in 1995 and is newly insulated). Windows are **wooden casement**; floors are wooden and tiled. Heating is provided by 3 air-conditioning units, a **wood-burning fireplace**, and electric direct heaters. There is an **elevator** in the annex.

A unique location in the city's heritage zone with a **beautiful park** and **narrow cobbled streets**. There are shops and businesses in the immediate vicinity, and cafes, restaurants, a kindergarten and elementary school, a post office, and a **sports field** are close-by. Complete civic amenities can be found in nearby Mladá Boleslav, to which Bělá pod Bezdězem has an excellent bus connection. The drive by car to the outskirts of Prague takes 45 minutes. The small town is surrounded by the **beautiful nature** of the **Kokořínsko – Mácha's Region PLA**, made up of vast forests and rock formations.

Usable area approx. 332 m<sup>2</sup>, built-up area 205 m<sup>2</sup>, garden 158 m<sup>2</sup>, plot 363 m<sup>2</sup>

